

RECOMMENDATIONS AND COMMENTS			
Group 1	Group 2	Group 3	Group 4
<b>Buffers</b>			
Gated community	Gated community	Gated?	
Brick wall - 8 foot	Nice brick wall	Solid wall	
Wall along Wesley	Wall along Wesley	Buffer (wall landscaping, taller buildings) along Wesley	
	Wall along Bowen	Masonry with brick columns along Bowen, Welsey, High Oak	
		Perimeter fences, no wood, iron entry areas	No wood fence along perimeter of site
	10 foot wall along Wesley		Fence along south side of site; along Wesley
		Walk through gates for parks & walls for neighbors	
Alley behind High Oak Drive homes	Open space behind High Oak Drive homes	Buffer zone, alley, wall or landscaping behind High Oak Drive homes	Brick wall behind High Oak Drive homes
Landscape (trees) along north and south sides of Wesley			Landscape (trees) along north and south sides of Wesley (eastern half only)
Trees to block undesirable areas			Trees along Bowen
Sidewalk along Bowen			
Buffer zones along Bowen			Large landscaped buffer zones along Bowen
<b>Site Egress</b>			
Close Brent	No entry from Brent	No entry from Brent, if alley behind homes along High Oak Drive	No access onto site from Brent
	No entry off Wesley if there is an entry off Brent		Potential entrance through Brent
			Extend Brent to Wesley
Main access on Wesley and Bowen	Make entry on Wesley (gated) and/or Bowen	Entrance off Wesley; entrance off Bowen	Entrance off Wesley (potentially 2); Entrance off Bowen
		Make Bowen the primary access	
		Secondary access near intersection of Bowen	Secondary access from Bowen
	No entry and no exit on Bowen		No entry across from 617 Bowen
	Entrance off Bowen would be dangerous		Traffic concern on Bowen
	Light at entrance off Bowen		
	Two entries off Wesley		
	Use main streets		Access points

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			City address traffic control
		No traffic increase on High Oak Drive	Close High Oak at Brent.
	Code issues (entrance & exit)		
		Traffic calming	
<b>Location/type of affordable homes</b>			
Disburse 11 affordable units	Any low income product should be dispersed throughout the neighborhood and have consistency with the rest		"Sprinkling" of affordable units throughout development
Maximum of 11 affordable units			
	Want all 11 affordable homes to have the same general appearance as the rest of the neighborhood		
	Use the high end for affordability (discussion about affordable homes - should be \$160K+)		
			Townhomes to back up homes along Overlook Court
0-lot line homes in southwest corner of the neighborhood	Place 11 garden homes in southwest corner of the neighborhood	Townhomes in southwest corner to blend with existing neighborhood	Low income housing along Wesley
0-lot line homes in southeast corner of the neighborhood			
	No low income row housing		
	Concern about square footage (48 High Oak neighboring homes range from 1700 - 2590)		
<b>Open space/Common areas</b>			
Parks	Open area at end of Brent on both sides of Brent Drive for parks	1-2 acres open space	Open spaces along Bowen and interior to site
	Trade off green space for larger lot sizes		
	Keep trees		
		Open space % and location	
Central neighborhood park with traffic going around it		Central neighborhood "Savannah Square" to slow traffic	Central neighborhood park
Boulevard through neighborhood			
<b>Homes</b>			

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Rear entry garages behind High Oak Drive homes	Rear entry garages behind High Oak Drive homes	Homes behind High Oak Drive homes to have similar density and scale, no two story	Homes behind High Oak Drive homes to have large lots
Single family units		All single family; no townhomes(?)	
Townhomes vs. single family			
No upstairs windows on north side of homes along High Oak			
No attached units			
	Include as part of High Oak and wall the whole thing		
	Square footage - 1200 maybe for townhomes		
	Townhomes minimum square footage should be 1500		
	Minimum square footage should be 1500		
	Single story homes to be 100% masonry (no hardiboard)		
	Height issue - no 2 story		Height of homes adjacent to existing homes
	Homes square footage should be 2000 minimum		
	No more additional homes		If 72 units, why not decrease number and have larger, higher priced homes?
	Patio homes	Variety of housing styles	Patio homes in two interior locations
	No townhomes		Townhomes included; but not townhome project (group was split)
	Garden homes enclave	Variety of lot sizes, some garden homes	
	No multi level homes backing onto Bowen		2 story homes in middle of site
	Rear entry garages		Garages not visible from the front of the house
	Deed restricted against anything but market value homes (not on the 11 homes)		
		100% masonry, fired brick	
		25% cement (?)	

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		Chimneys 100% brick	
		Structural integrity; foundation, HVAC	
Rear access through alley on the northern lots			
		Higher density along Wesley	
		Lower density adjacent to High Oak Drive homes	Larger lots backing up to homes on High Oak
			Larger lot sizes (minimum 10,000 square feet)
		Materials consistent with exiting homes	Homes compliment surrounding development - guidelines, building materials, color, CCR
			Nice quality home that will sell
			Maintain integrity of area
		Look established - flow	
<b>Other general comments</b>			
Discussed extending the Oaks			
Street lights		Security/safety	Crime
Standard curbs			Sprinkling of lots; slant curbing
Homeowners association			
Gas			
Drainage concerns			
	Have City pressure adjacent property owners to improve the appearance of their properties		
	Give consideration to repaying HUD		
	Signal light at Bowen and Wesley		
		Promote stability/security and longevity	
		Make it part of the neighborhood	
			Layout of development
		Community pride	